

UNIFIED DEVELOPMENT ORDINANCE FACT SHEET

OV Corridor Overlay District

In the event that an area is rezoned to apply overlay district provisions, this district shall apply to all multi-family, commercial and industrial property, and where applicable, to single-family, duplex or townhouse development. The underlying district establishes the permitted uses and shall remain in full force, and the requirements of the overlay district are to be applied in addition to the underlying use and site restrictions.

This district is established to enhance the image of gateways and key entry points, major corridors, and other areas of concern, as determined by the City Council, by maintaining a sense of openness and continuity.

The following supplemental standards shall apply to this district:

1. Setbacks

All buildings will be set back 40 feet from the right-of-way. Where parking is located in the front of the building, there shall be a front setback of 20 feet from the right-of-way to the parking area.

2. Signs

- a. Signs shall include no more than three colors and two lettering (font) styles. At least one of the colors must match the predominant colors of the building. For the purposes of this section, black or white shall not be considered as colors.
- b. Freestanding signs shall be limited to the restrictions of Section 7.4, Signs, but shall not exceed the height of the building.
- c. No pennants, banners, or other wind-driven devices will be permitted except for a 30-day period during the opening of an establishment.

3. Building Colors

Building colors shall be neutral and harmonious with the existing man-made or natural environment, and only compatible accent colors shall be used. All colors shall be approved by the Administrator. The applicant must provide elevation drawings and color samples.

4. Special Restrictions for Retail Fuel Sales

In cases where the underlying zoning district permits gasoline service stations and a station is proposed, the following restrictions shall apply:

(1) Activities Restricted

- (a) No major emergency auto repair; and
- (b) No body, fender, or paint work.

(2) Signs

- (a) Sign height shall be restricted by the provisions of Section 7.4, Signs, but shall not exceed the height of the building.
- (b) One detached sign and two attached signs will be permitted.
- (c) No freestanding fuel price signage shall be permitted.

- (d) Signs for air, water, and other similar services or products must meet the criteria for exempt signs as provided in Section 7.4, Signs.